Woodpecker Way

Hythe CT21 4BQ

- Modern End Terrace Townhouse
- Three/Four Bedrooms
- Open Plan Kitchen/Diner/Lounge
- Family Bathroom
- Rear Garden & Patio
- Lakeside Development
- Accommodation Arranged Over Three Floors
- Separate Living Room To First Floor
- En Suite Shower Room
- Car Barn & Allocated Parking Space

Asking Price £350,000 Freehold

Mapps Estates are delighted to bring to the market this well presented modern four bedroom end terrace townhouse on the popular Martello Lakes development situated to the west of Hythe, enjoying views of the sea and surrounding countryside. Built in 2019, the accommodation is arranged over three floors and presented in immaculate order throughout. To the ground floor is a reception hall, a cloakroom, an open plan lounge/diner space with a modern fitted kitchen, and a study/bedroom; the first floor has the master bedroom and en suite shower room, as well as a separate living room (which could serve as an extra double bedroom if required), while to the top floor are the remaining two bedrooms and the family bathroom. The attractive rear garden has been laid to lawn with a paved patio. The property also benefits from a car barn and an additional allocated parking space, and the remainder of a ten year NHBC warranty. An early viewing comes highly recommended.

Located on the modern Martello Lakes development to the south-western side of the Cinque Port town of Hythe, and enviably positioned between the prestigious 40-acre Martello Sailing & Fishing Lake and the English Channel. The historic Royal Military Canal is only a short walk from the property and offers pleasant walks, cycling and fishing, with the Canal path allowing walkers and cyclists to travel to Hythe centre itself. Here you will find a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores, along with the beautiful beach and unspoilt promenade. There is a good choice of schooling in the area, (including grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from Folkestone West and Folkestone Central giving fast services to London St Pancras in just over fifty minutes. Non fast services are also available from the nearby Sandling and Westenhanger stations.

Ground Floor:

Front Entrance
With canopy over, sensor-activated outdoor wall light, composite front door with inset frosted double glazed panels, opening to reception hall.

Reception Hall 14'1 x 4'3 (max)
With built-in double cloaks cupboard housing consumer unit and wall-mounted Ideal gas-fired boiler, stairs to first floor, heating control panel, dado rail with feature wood panel effect under, wood effect laminate flooring, radiator.

Study/Bedroom 9'2 x 6'1
With front aspect UPVC double glazed window, radiator.

Cloakroom
With pedestal wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, wood effect laminate flooring, radiator.

Open Plan Living Space 23'4 x 12'10
Comprising a lounge/dining area and fitted kitchen, with rear aspect UPVC double glazed windows and French doors opening to patio and garden, wood effect laminate flooring, radiator, understairs store cupboard.

Kitchen
With a range of fitted cream Shaker style store cupboards and drawers, wood effect rolltop work surfaces with matching upstands and tiled splashback, inset stainless steel one and a half bowl sink/drainer with mixer tap over, four ring gas hob with extractor canopy over and electric oven under, integrated dishwasher and washing machine, space for fridge/freezer.

First Floor:

Landing
With stairs to top floor, doors to bedroom and living room, radiator.

Living Room 12'9 x 11'11 (max)
With two front aspect UPVC double glazed windows with sea view, coved ceiling, radiator.

Bedroom 12'9 x 9'10
With two rear aspect UPVC double glazed windows, heating control panel, feature panelling to one wall, radiator, door to en suite shower room.

En Suite Shower Room 7'(max) x 5'
With UPVC frosted double glazed window, fully tiled shower cubicle with sliding screen, pedestal wash hand basin with mixer tap, tiled splashback and mirror over, WC, extractor fan, wood effect laminate flooring, radiator.

Top Floor:

Landing
With loft hatch and fitted loft ladder, doors to bedrooms and bathroom, radiator.

Bedroom 12'9 x 11'4
With rear aspect Keylite window enjoying views of the sea and Lympne Castle, built-in airing cupboard housing pressurised hot water cylinder with shelf over, radiator.

Bedroom 12'9 x 9'3 (max)
With front aspect Keylite window and UPVC double glazed dormer window with views of the sea and surrounding hillside, large fitted store cupboard, radiator.

Bathroom 6'4 x 5'7
With UPVC frosted double glazed window, panelled bath with mixer tap, shower and shower screen and tiled walls over, pedestal wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, wood effect laminate flooring, radiator.

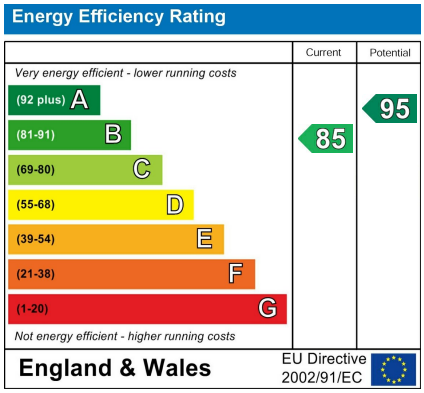
Outside:
The property is approached via a paved pathway to the front entrance, with lawn and shrubs to both sides. To the rear is a porcelain-tiled patio with an outside tap and double power point, the rest of the garden being laid to lawn with a raised border to one side. A side gate opens to a pathway leading to the car barn and allocated parking space.

Car Barn 18'2 x 8'2

An open car barn with parking space for one car and a further parking space directly in front, and a part-boarded loft space.

Estate Management Charges:

We have been informed by our client the estate management charges are as follows:
RKB Annual Service Charge: £243.30
RMG Annual Service Charge: £165.68



Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating B

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
http://www.mappsestates.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.